



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 10**

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SUPERFUND &
EMERGENCY
MANAGEMENT DIVISION

May 12, 2020

MEMORANDUM

SUBJECT: Sitewide Ready for Anticipated Use
Alaska Battery Enterprises, Inc. Superfund Site
ID#: AKD004904215

FROM: Jeremy Jennings Jj
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THRU: Jeff Philip *JMP*
Section Chief 5/12/2020

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TO: Calvin Terada
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Alaska Battery Enterprises, Inc located in Fairbanks, AK, was listed on the National Priorities List (NPL) in March 1989. Emergency removal actions were conducted by the EPA in August 1988 and 1989. Additional soil removal and remediation were conducted in 1992 under the Superfund Innovative Technology Evaluation Program. A No Further Action Record of Decision (ROD) was signed on March 2, 1993. The Site was deleted from the NPL on July 26, 1996.

Summary Information Supporting this Recommendation

Impacted media and cleanup goals for the Site:

Impacted Media	Contaminant of Concern	Cleanup Levels
Soil	Lead	Surface Soils - 490 mg/kg For protection of residential uses Derived using site specific inputs to the IEUBK model
		Subsurface soils - 1000 mg/kg For protection of industrial uses Derived using upper end of EPA's guidance recommendation of 500-1000 mg/kg for residential uses; most common concentration used at other Superfund sites at that time

The EPA's current lead policy states that, where exposures of children exist, the EPA must consider a target blood lead level of 2 to 8 ug/dL. This equates to a maximum soil lead concentration between 200 and 800 mg/kg. (Mark Stifelman, email, March 20, 2020).

Post excavation data indicate all soils 0-5 feet from the surface are less than 490 mg/kg and, thus, are less than the ROD cleanup level and within the range of the EPA's current recommendations. Based on the data in the ROD, approximately 20 to 25% of the post-excavation confirmation samples have concentrations in the 400 to 970 mg/kg range. The elevated samples were all collected below five feet.

After the ROD was issued, Alaska adopted a soil cleanup standard for lead of 400 mg/kg for protection of all uses. It is not an ARAR.

As documented in the NPL Deletion Docket (July 26, 1996), all cleanup goals in the ROD have been achieved.

Summary of Institutional Controls for the Site

No institutional controls were required by the 1992 No Further Action ROD. However, the ROD stated it would be inadvisable for drinking water wells to be drilled in the immediate vicinity of the site until it could be confirmed the groundwater was clean. However, to minimize the possibility that such wells are drilled, the EPA and the Alaska Department of Environmental Conservation (DEC) issued an advisory to drilling contractors in Fairbanks. The advisory was rescinded when groundwater data collected between the time of the remediation and NPL deletion action found no groundwater contamination.

In 2013, the ADEC conducted a file review of the site and determined that "lead remains in subsurface soils above cleanup levels; however, the DEC has also determined there is no unacceptable risk to human health or the environment as long as the contamination is properly managed."

The review showed that confirmatory sampling of the excavated areas showed that all soil exceeding 1,000 mg/kg had been removed from the Site. However, lead remained in these soils at levels greater than the ADEC Method 2 cleanup level of 400 mg/kg. Furthermore, they found that risks from hazardous substances did not exceed a cumulative carcinogenic risk standard of 1 in 100,000 or a cumulative noncarcinogenic risk standard at a hazard index of one across all exposures. Thus, the DEC determined that residual contaminant concentrations do not pose a cumulative human health risk.

Further evaluation conducted by the DEC indicated that human exposure through contact with subsurface soil can be controlled by restrictions on excavation. In order to address proper management of the subsurface soils, the DEC filed a Notice of Environmental Contamination (NEC) on the property deed on January 16, 2014. This NEC required notification be provided to DEC prior to any changes in property ownership or use, excavation of subsurface soils or any transport of soil or groundwater off-site.

Alaska Battery Sitewide Ready for Anticipated Use	
EPA No Further Action ROD	March 2, 1993
Notice of Environmental Contamination Recorded on Property	January 15, 2014
Five Year Review Date	Five Year Reviews were not required by the No Further Action ROD
NPL Deletion Date	July 26, 1996
Existing Land Use/Status of Use	Zoned General Land use ; mixed light industrial and residential
Anticipated Future Land Use (ROD)	Mixed Commercial and Residential
2020 Zoning	General Land use; mixed light industrial and residential
Total Site Acres	Approximately 1 Acre
Acres Associated with State Institutional Controls	Approximately 1 Acre
State Environmental Notice	Notice of Environmental Contamination filed on deed 2014-000631-0; January 15, 2014
Documents Reviewed for SWRAU Determination	ROD (1993) Federal Register Notice Vol 61, No. 145, July 26, 1996 DEC Decision Document Cleanup Complete Determination – Institutional Controls, January 2014 Notice of Environmental Contamination, January 2014

Based on the above information the site has met the criteria for SWRAU.

- All cleanup goals in the ROD have been achieved for any media that may affect current and reasonably anticipated future land uses, so that there are no unacceptable risks; and
- No institutional controls were required in the ROD.

In addition, human health exposure is under control because the contamination has been removed from the top 5 feet of soil and the State has a Notice of Contamination filed on the deed. The NEC required notification be provided to the DEC prior to any changes in property ownership or use, excavation of subsurface soils or any transport of soil or groundwater off-site.

Therefore, it is recommended that you sign the attached Sitewide Ready for Anticipated Use Certification.

Attachments:

SWARU Evaluation Checklist

Superfund Long Term Human Health Protection Worksheet

ⁱ This Memorandum has been adapted from an unsigned 2014 memorandum drafted by Sandra Halstead, Remedial Project Manager, Superfund & Emergency Management Division and Caroline Philson, Assistant Regional Counsel, Office of Regional Counsel.